

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY  
REDEVELOPMENT AND HOUSING AUTHORITY

March 6, 2003

On March 6, 2003, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, at 6:40 p.m.

CALL TO ORDER

The FCRHA Chair called the regular meeting of the FCRHA to order at 7:08 p.m. Those Commissioners present and absent were as follows:

PRESENT

Conrad Egan  
Ronald Christian  
Kenneth Butler  
Martin Dunn  
John Kershenstein  
Elisabeth Lardner  
Al McAloon  
Lee A. Rau  
Joan Sellers

ABSENT

Willard Jasper  
H. Charlen Kyle

Also present at the meeting were Paula C. Sampson, Director, Department of Housing and Community Development (HCD); Mary A. Stevens, Deputy Director, HCD; Harry Swanson, Deputy Director, Revitalization and Real Estate, HCD; Patricia Schlener, Director of Administration, HCD; Alan Weiss; FCRHA Counsel; David Stroh, FCRHA Counsel; Kristina Norvell, Director of Public Affairs, HCD; Mike Finkle, Director of Housing Management Division, HCD; James Hall, Chief, Housing Services Branch, HCD; Curtis Hall, Director of Information Systems and Services, HCD; James Speight, Director, Property Improvement and Maintenance Division, HCD; Joe Maranto, Fiscal Administrator, Financial Management Division, HCD; Penny Xu, Fiscal Administrator, Financial Management Division, HCD; Mary Lou Thompson, Accountant III, Financial Management Division, HCD; Stuart Stallman, Accountant II, Financial Management Division, HCD; Esther Caesar, Accountant III, Financial Management Division, HCD; Barbara Silberzahn, Chief, Homeownership and Relocation Services, HCD; Bonnie Conrad, Program Manager, Homeownership and Relocation Services, HCD, Housing Management Division, HCD; John Payne, Director, Design, Development and Construction Division, HCD; Anne Morrison, Asset Manager, HCD; Roberta Butler, Development Officer, Design, Development and Construction Division, HCD; Gordon Goodlett, Development Officer, Design, Development and Construction Division, HCD; Tom Armstrong, Development Officer, Design Development and Construction Division, HCD; Barbara Carpenter, Director, Policy and Planning, Office of Revitalization, HCD; Kay Robertson, Strategic Planner, HCD; Erik Hoffman, Director, Real Estate Finance and Grants Management Division, HCD; Audrey Spencer-Horsley, Housing and Community Developer IV

Real Estate Finance and Grants Management Division, HCD; Deidre Ricks, Community Program Coordinator, Real Estate Finance and Grants Management Division, HCD; Michael Pearman, Management Analyst, Real Estate Finance and Grants Management Division, HCD; Elisa Johnson, Grants Coordinator, Real Estate Finance and Grants Management Division, HCD; Jeffrey Kidwell, Senior Community Program Coordinator, Real Estate Finance and Grants Management Division, HCD; Thomas Overocker, Chief Housing Rehabilitation, Real Estate Finance and Grants Management Division, HCD; Shirley Scott, Network Manager, Information Systems and Services Division, HCD; JoAnne Ibrahim, Administrative Assistant IV, Administration Division, HCD and Winifred A. Clement, FCRHA Assistant, HCD.

#### PUBLIC HEARING

The Chair opened the public hearing on the Public Housing and Housing Choice voucher Programs Annual Plan Update for Fiscal Year 2004 at 7:09 p.m., with an introduction from HCD Strategic Planner, Kay Robertson. With no one in the audience wishing to speak, the public hearing was closed at 7:10 p.m.

#### CITIZEN TIME

The Chair opened Citizen Time at 7:12 p.m. Ms. Kimberly Mann, the first speaker, requested that the FCRHA release the covenants on 7804 Liberty Springs Circle, Alexandria, VA 22306, to enable her to purchase the property before it goes to court for foreclosure. She explained that she had put down a down payment before finding out that the homeowners association had foreclosed on the current owner because of nonpayment of homeowner's fees. After discussion, the FCRHA informed Ms. Mann that it discuss this matter during Closed Session and communicate its decision through the appropriate HCD staff.

Pam Gannon, Director of Planning and Site Development, Fairfax-Falls Church Community Services Board (CSB) distributed copies of the annual report of the CSB for the year 2002. She noted the title of the report, *Facing Challenges. . . Finding Strength* was reflective of the many challenges the CSB faced and the activities in which it engaged to help citizens during September 11, 2001. She thanked the FCRHA for its continued support during the reporting period. Commissioner Egan thanked Ms. Gannon for the report and noted that the FCRHA anticipated working with the CSB for another year.

With no other speaker in the audience wishing to speak, the FCRHA Chair closed Citizen Time at 7:30 p.m.

#### APPROVAL OF MINUTES

A motion was made by Commissioner McAloon, seconded by Commissioner Rau, to adopt the minutes of the January 30, 2003 meeting as written. A vote was taken and the motion carried, with Commissioners Butler, Dunn, Kershenstein, and Lardner abstaining, since they did not attend the meeting.

#### ACTION ITEMS

1. RESOLUTION NO. 07-03

ADOPTION OF THE FY 2004 PUBLIC HOUSING UNDER MANAGEMENT  
OPERATING BUDGETS FOR ANNUAL CONTRIBUTIONS  
CONTRACTS P-184 AND P-2530

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the FY 2004 budget for Annual Contributions Contracts P-184 and P-2530 presented at its March 6, 2003 meeting, which is necessary for the operation of the FY 2004 Public Housing Under Management Program totaling 1,002 and 62 units, respectively, and authorizes submission of the budget to the U.S. Department of Housing and Urban Development.

A brief presentation was given by HCD Financial Management staff Penny Xu on the FY2004 HUD Public Housing budget submissions. After the presentation, Ms. Xu responded to questions from the Commissioners.

Commissioner Kershenstein requested that a presentation be given on the rules, flexibility, operating procedures, guidelines of the programs, and the constraints the program is operating under. He also noted the need for HCD to be more creative and flexible with the use of other programs. Chairman Egan suggested a presentation on the Fairfax County Rental Program in the future.

Commissioner Christian requested that the FCRHA/HCD make contact with Capital Hill about the budgetary issues. Commissioners Sellers asked HCD staff to research and report to the FCRHA the cost benefits of using private contractors for some of its services.

A motion was made by Commissioner McAloon, seconded by Commissioner Kershenstein, to adopt Resolution Number 07-03. After discussion, a vote was taken, and the motion carried unanimously.

2. RESOLUTION NO. 08-03

CONSENT TO THE CONDEMNATION OFFER AND AWARD MADE BY THE FAIRFAX  
COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES  
FOR THE IMPLEMENTATION OF THE BAILEYS CROSSROADS STREETSCAPE  
PROJECT IN CONNECTION WITH THE FAIRFAX COUNTY REDEVELOPMENT AND  
HOUSING AUTHORITY MULTIFAMILY REVENUE BONDS (FHA-INSURED MORTGAGE  
GRAND VIEW APARTMENTS PROJECT)  
SERIES 1998 A AND SERIES 1998 B

WHEREAS, the Fairfax County Redevelopment and Housing Authority (hereinafter called the "Authority") issued its \$8,250,000 and \$310,000 Multifamily Housing Revenue Bonds (FHA-Insured Mortgage-Grand View Apartments Project) Series 1998 A and Series 1998 B, which were issued to finance a portion of the costs for the acquisition and rehabilitation of a multifamily residential rental project located in Fairfax County, Virginia and Arlington County, Virginia, the proceeds of which were loaned to GVA Partnership, LLC (the "Owner"); and

WHEREAS, the Owner has a leasehold interest in the Project subject to the terms of a Ground Lease (the "Ground Lease"); and

WHEREAS, the Board of Supervisors of Fairfax County, Virginia, has approved the Baileys Crossroads Streetscape project; and

WHEREAS, in order to implement the Baileys Crossroads Streetscape project, the Fairfax County Department of Public Works and Environmental Services (Land Acquisition Division) has filed quick-take certificates to obtain land rights for two parcels located at the Grand View Apartments Project; and

WHEREAS, the Fairfax County Department of Public Works has made a bona fide offer for those land rights; and

WHEREAS, that certain Estoppel Certificate and Agreement, dated as of April 15, 1998, by and among John Thorpe Richards (as trustee under the Trust Agreement dated February 28, 1962 between Nicholas C. Miller and Jay W. Miller, as grantors, and John Thorpe Richards, as trustee) pursuant to a Trust Agreement dated January 28, 1982 ("Lessor") and GVA Partnership, LLC ("Lessee"), the Authority, and SunTrust Bank (formerly, Crestar Bank), as bond trustee (the "Trustee"), provides, among other things, that the Lessor (Lessor under the Ground Lease) shall not consent to or accept any condemnation award or offer in lieu of condemnation without the Authority's and the Trustee's prior written consent;

NOW, THEREFORE, BE IT RESOLVED, that the Authority (I) provides its consent; and hereby directs the Trustee to consent to the condemnation offer and award in the amount of \$176,315 made by the Fairfax County Department of Public Works and Environmental Services (Land Acquisition Division) for the implementation of the Baileys Crossroads Streetscape project and (ii) directs the Department of Housing and Community Development to determine the amount of the proceeds to repair or restore the Project, and further directs that any amounts remaining after such repair and restoration shall be transferred to the Bond Fund held under the Indenture and used to redeem Bonds, as provided in the Indenture.

A brief presentation was given by Michael Pearman on the consent to the condemnation offer and award made the Department of Public Works and Environmental Services. After the presentation, Mr. Pearman answered questions from the Commissioners.

A motion was made by Commissioner Sellers, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 08-03. After discussion, a vote was taken and the motion carried unanimously.

3. RESOLUTION NUMBER 09-03

APPROVAL OF NEW COVENANTS ("FIRST-TIME HOMEBUYERS COVENANTS")  
CALLED FOR BY RESOLUTION NUMBER 22-02 (ADOPTED MAY 16, 2002)  
TO BE USED FOR THE RESALE OF FORMER MODERATE INCOME DIRECT SALES  
(MIDS) PROPERTIES

BE IT RESOLVED, that the FCRHA hereby approves the form of the new covenants as presented as an attachment to this item ("FTHB Covenants") to be recorded to apply to every former Moderate Income Direct Sales (MIDS) property prior to resale of such former MIDS property subject to the FTHB Covenants, and

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and any Assistant Secretary are each hereby authorized and directed on behalf of the FCRHA to execute and record FTHB Covenants among the land records of Fairfax County to apply to every former MIDS property repurchased by the FCRHA prior to the resale conveyance of such former MIDS property.

A brief presentation on the First-Time Homebuyers covenants was given by Barbara Silberzahn, Chief, Homeownership Programs and Relocation Services, HCD. After the presentation, Ms. Silberzahn responded to questions from the Commissioners.

A motion was made by Commissioner Rau, seconded by Commissioner Sellers, to adopt Resolution Number 09-03. After discussion, a vote was taken, and the motion carried

unanimously.

4. RESOLUTION NUMBER 10-03

AUTHORIZATION TO REPURCHASE AND TO RESELL A MODERATE INCOME DIRECT SALES (MIDS) PROPERTY LOCATED AT 8310 BARK TREE COURT, SPRINGFIELD, VIRGINIA 22153 WITH MONIES FROM FUND 143, HOMEOWNER AND BUSINESS LOAN PROGRAM (MOUNT VERNON DISTRICT)

BE IT RESOLVED, that the FCRHA hereby designates funding in the amount up to \$134,000 from Fund 143, Homeowner and Business Loan Program, Project 013845, MIDS Resales, to be used to repurchase and repair the MIDS property located at 8310 Bark Tree Court, Springfield, Virginia 22153 (Property) prior to reselling that property under the First-Time Homebuyers Program, and

BE IT RESOLVED, that the FCRHA hereby authorizes the resale of the Property referenced above to be sold to an eligible applicant in the First-Time Homebuyers Program for a price of \$134,000 and

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman and any Assistant Secretary are each hereby authorized on behalf of the FCRHA to execute and record with respect to the Property among the land records of Fairfax County new covenants in a form approved by the FCRHA at its meeting on March 6, 2003 for the First-Time Homebuyers Program and to enter into such agreements, deeds, and other instruments as may be necessary or appropriate to sell and convey the Property as described above, subject to such new covenants.

A brief presentation on the MIDS property located at 8310 Bark Tree Court, Springfield, was given by Barbara Silberzahn after which a motion was made by Commissioner Lardner, seconded by Commissioner McAloon, to adopt Resolution Number 10-03. A vote was taken after discussion, and the motion carried unanimously.

5. RESOLUTION NUMBER 11-03

AUTHORIZATION FOR RESALE OF TWO FORMER MODERATE INCOME DIRECT SALES (MIDS) PROPERTIES AT 8176 DARK DEN CIRCLE, SPRINGFIELD, VIRGINIA 22153 (MT. VERNON DISTRICT) AND 7516-C SNOWPEA COURT, ALEXANDRIA, VIRGINIA 22306 (LEE DISTRICT)

BE IT RESOLVED, that the FCRHA hereby authorizes the resale of two former Moderate Income Direct Sales (MIDS) properties to persons who meet the qualifications of the First-Time Homebuyers Program such properties being located at 8176 Dark Den Circle, Springfield, Virginia 22153, which is to be sold for \$114,300 and located at 7516 C Snowpea Court, Alexandria, Virginia 22306, which is to be sold for \$85,000; and

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman and any Assistant Secretary are each hereby authorized on behalf of the FCRHA to execute and record among the land records of Fairfax County new covenants with respect to such properties in a form approved by the FCRHA at its meeting on March 6, 2003 for the First-Time Homebuyers Program and to enter into such agreements, deeds, and other instruments as may be necessary or appropriate to sell and convey such former MIDS properties as described above, subject to such new covenants.

After a brief presentation on the MIDS property located at 8176 Dark Den Circle, Springfield, and 7516-C Snowpea Court, Alexandria, by Barbara Silberzahn, she responded to questions from the Commissioners.

A motion was made by Commissioner McAloon, seconded by Commissioner Lardner, to adopt Resolution Number 11-03. A vote was taken after discussion, and the motion carried unanimously.

6. RESOLUTION NO. 12-03

AUTHORIZATION TO APPLY FOR BEAUMONT FOUNDATION OF AMERICA GRANT TO PROVIDE TECHNOLOGY EQUIPMENT FOR THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

WHEREAS, the Beaumont Foundation of America issued a Request for Proposals to provide technology equipment to community projects to support digital inclusion for low-income citizens; and

WHEREAS, this technology can be used to enhance the Fairfax County Redevelopment and Housing Authority's (FCRHA) housing programs to increase access to housing services for Fairfax County residents.

NOW, THEREFORE BE IT RESOLVED that the FCRHA authorizes the Department of Housing and Community Development to apply for the Beaumont Foundation of America grant as described in the action item approved by the FCRHA on March 6, 2003, subject to final approval by the Board of Supervisors.

A presentation was given by Elisa Johnson, Grants Coordinator of the Real Estate and Grants Management Division, HCD, on Resolution Number 12-03, requesting authorization to apply for Beaumont Foundation of America Grant. After her presentation, Ms. Johnson responded to questions from the Commissioners. Regarding eligibility for qualifying for the grants, Ms. Johnson explained that it is based on clients needs. Commissioner Christian commended Ms. Johnson for her efforts in applying for the grant.

A motion was made by Commissioner Christian, seconded by Commissioner Rau, to adopt Resolution Number 12-03. After discussion, a vote was taken, and the motion carried unanimously.

7. RESOLUTION NUMBER 13-03

AUTHORIZATION TO EXECUTE A PARTICIPATION AGREEMENT  
WITH BIRMINGHAM GREEN ADULT CARE RESIDENCES, INC. TO DEVELOP  
AFFORDABLE HOUSING FOR SENIORS AND THE DISABLED ON PROPERTY  
OWNED BY FIVE JURISDICTIONS, INCLUDING FAIRFAX COUNTY

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority authorizes the execution of a Participation Agreement with Birmingham Green Adult Care Residence, Inc. for the development of 77 units of affordable senior housing and 15 units of affordable housing for persons with disabilities on land owned by five jurisdictions including Fairfax County, Loudoun County, Prince William County, Fauquier County and the City of Alexandria. Under the agreement, Fairfax County will have a right to refer tenants for 20 percent of the total units and/or beds that Birmingham Green Adult Care Residence, Inc. operates.

After a brief presentation given by Tom Armstrong on Resolution Number 13-03, he responded to questions from the Commissioners.

A motion was made by Commissioner McAloon, seconded by Commissioner Kershenstein to adopt Resolution Number 13-03. A vote was taken after discussion, and the motion carried unanimously.



8. RESOLUTION NUMBER 14-03

APPROVAL TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY ANNUAL PLAN UPDATE FOR FISCAL YEAR 2004, PREPARED UNDER THE FEDERAL QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority approves the draft Annual Plan Update for Fiscal Year 2004 contained in the item on the March 6, 2003, FCRHA agenda and authorizes submission of the FY 2004 Annual Plan Update to the U.S. Department of Housing and Urban Development.

After a brief presentation and responding to Commissioners' questions by HCD Strategic Planner Kay Robertson on the FCRHA Annual Plan for 2004, a motion was made by Commissioner Rau, seconded by Commissioner Sellers, to adopt Resolution Number 14-03. After discussion, a vote was taken and the motion carried unanimously.

Timeline for the Annual Plan is as follows:

3/11/03	Presentation to CCFAC
3/14/03	Public Period Begins
3/24/03	Board of Supervisors Public Hearing
4/14/03	Public Period Ends
4/28/03	Board of Supervisors Approval of Plan
5/15/03	Submission of Adopted Plan to HUD
7/01/03	Implementation Begins

9. RESOLUTION NO. 15-03

APPROVAL OF RECOMMENDATION FOR THE USE OF FY 2004  
COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME FUNDS

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA)

- (1) approves recommendations for the use of FY 2004 Community Development Block Grant and HOME funds presented to the FCRHA at the meeting on March 6, 2003; and
- (2) forwards those recommendations to the Consolidated Community Funding Advisory Committee for consideration in preparation of the Consolidated Plan One-Year Action Plan for FY2004.

A presentation was given by Jeff Kidwell, assisted by Audrey Spencer-Horsley, on Resolution Number 15-03. After the presentation, Mr. Kidwell and Ms. Spencer-Horsley responded to questions from the Commissioners.

A motion was made by Commissioner McAloon, seconded by Commissioner Sellers, to adopt Resolution Number 15-03. A vote was taken after discussion, and the motion carried unanimously.

10. RESOLUTION NUMBER 16-03

APPROVAL TO USE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS  
TO DEVELOP MODIFICATIONS TO AFFORDABLE DWELLING UNIT (ADU) PRICING  
AND OTHER PROGRAM GUIDELINES

WHEREAS, the Board of Supervisors and ADU developers have requested an evaluation of ADU guidelines to better accommodate emerging forms of ADU development, particularly the preservation of existing single family detached units as ADUs, and

WHEREAS, accurate costs of producing mid and high rise condominiums, great house attached units and accessible units as ADUs have also not been fully evaluated, and

WHEREAS, the County and the FCRHA have expressed a desire to provide incentives for these emerging and more atypical forms of ADU development.

WHEREAS, funding of up to \$45,000 is needed to engage professional assistance in evaluating current ADU specifications, pricing tables and program guidelines to determine if emerging forms of ADU development can be adequately accommodated and compensated within the constraints of affordability of the current ADU Program.

BE IT HEREBY RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Approves the allocation of up to \$45,000 from CDBG funds, Project 003915 for the purpose of engaging consultants to evaluate ADU Program guidelines, and
2. Authorizes the Chairman, Vice Chairman, and Assistant Secretary to execute any and all contracts and take all other actions necessary or appropriate to complete these evaluations of the ADU Program.

A brief presentation was given by Gordon Goodlett on Resolution Number 16-03. After the presentation, Mr. Goodlett responded to questions from the Commissioners.

A motion was made by Commissioner Dunn, seconded by Commissioner Christian, to adopt Resolution Number 16-03. After discussion, a vote was taken, and the motion carried unanimously.

11. RESOLUTION NO. 18-03

AUTHORIZATION TO REALLOCATE WITHIN FUND 142, COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS IN THE AMOUNT OF \$400,000 FROM PROJECT 014114, SENIOR HOUSING AND FACILITY DEVELOPMENT, TO PROJECT 014050, HERNDON SENIOR CENTER (DRANESVILLE DISTRICT)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the designation of funding from Fund 142, Community Development Block Grant, in the amount of \$400,000 from Project 14114 to the Project 14050, Herndon Senior Center, as a permanent financing source to reimburse Fund 946, FCRHA Revolving Development Fund for expenditures approved through prior action of the FCRHA. This approval is subject to final approval by the Board of Supervisors.

A presentation was given by HCD Financial Management staff Mary Lou Thompson on Resolution Number 18-03. Commissioner Butler noted that he appreciated the fact that he was called in advance of this item being placed on the agenda.

A motion was made by Commissioner Dunn, seconded by Commissioner Kershenstein, to adopt Resolution Number 18-03. After discussion a vote was taken and the motion carried unanimously.

ADMINISTRATIVE ITEMS

1. RESOLUTION NUMBER 17-03

AUTHORIZATION TO EXTEND THE GROUND LEASE AGREEMENT  
BETWEEN THE FCRHA LITTLE RIVER GLEN II, LLC AND  
THE OLLEY LANE ASSISTED LIVING LP  
(BRADDOCK DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority, as the sole member of the FCRHA Little River Glen II LLC, authorizes an amendment to the Ground Lease Agreement between the FCRHA Little River Glen II LLC and Olley Lane Assisted Living LP, to extend the term for obtaining construction financing and the preparation and execution of an Adult Day Care Center and Kitchen Facility Lease to December 31, 2003 and authorizes the Chairman, the Vice Chairman and any Assistant Secretary to execute any documents necessary or appropriate to effectuate this amendment on behalf of the FCRHA Little River Glen LLC.

John Payne, Director of Design, Development and Construction Division, gave a presentation on Resolution Number 17-03 and responded to questions from the Commissioners.

A motion was made by Commissioner Christian, seconded by Commissioner Dunn, to adopt Resolution Number 17-03. A vote was taken after discussion, and the motion carried, with Commissioner Kershenstein abstaining because of a possible conflict of interest.

CONSIDERATION ITEMS

1. FCRHA STRATEGIC ACTION PLAN FOR FY 2004

Paula Sampson and Kay Robertson gave an overview on the FCRHA Strategic Action Plan for 2004 and answered questions from the Commissioners. For the most part, the plan is similar to the previous one with a couple of changes brought about due to input received at the Info Fest and to incorporate recommendations for use of CDBG and the Housing Trust Funds in the plan. The schedule for Action Plan for FY 2005 and onward will be online with the County Budget planning process.

Commissioner Butler requested that the Action Plan for the next period should include information on public/private partnerships and creative thinking. He gave an example of what can be accomplished as a result of public/private partnerships and referred to a particular situation in Washington, D.C. Public Schools.

Commissioner Egan stressed the need for utilizing funds as opposed to leaving them in the undesignated category.

As requested by Commissioner Kershenstein, HCD Strategic Planner Kay Robertson will prepare and submit to the FCRHA a timetable for review of future Strategic Action Plans, beginning with the FY 2005 Action Plan.

A motion was made by Commissioner McAloon, seconded by Commissioner Rau, that the Fairfax County Redevelopment and Housing Authority approve the FCRHA Strategic Action Plan for Fiscal Year 2004 and that funds be earmarked for projects included as part of the Strategic Action Plan. Further, HCD is requested to submit a request to the Board of Supervisors for reallocation of undesignated funds in the Housing Trust Fund for both fiscal year 2003 and 2004 to reflect the priorities and activities of the FCRHA adopted Strategic Action Plans for both years.

A vote was taken after discussion, and the motion carried unanimously.

**CLOSED SESSION:**

**1. 7804 Liberty Spring Circle, Alexandria, VA 22306**

A motion was made by Commissioner Dunn, seconded by Commissioner Christian, that the Fairfax County Redevelopment and Housing Authority ("FCRHA") go into Closed Session, pursuant to Virginia Code Section 2.2-3711(A) (7), for consultation with legal counsel for the FCRHA regarding legal matters requiring the provision of legal advice by such counsel in connection with the Affordable Dwelling Unit property located at 7804 Liberty Springs Circle.

**2. Personnel Matters**

A motion was made by Commissioner Dunn, seconded by Commissioner Christian, that the Fairfax County Redevelopment and Housing Authority ("FCRHA") go into Closed Session for discussion and consideration of personnel matters pursuant to Virginia Code Section 2.2-3711(A) (1).

A vote was taken; the motions carried unanimously, and the FCRHA went into Closed Session at 9:40 p.m.

**OPEN MEETING RESUMED:**

A motion was made by Commissioner Dunn, seconded by Commissioner Kershenstein, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken; the motion carried unanimously, and open meeting resumed at 10:25 p.m.

The FCRHA deliberated and decided to take no action on the request to release the covenants for the ADU located at 7804 Liberty Springs Circle, Alexandria.

**INFORMATION ITEMS:**

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – January 30, 2003
2. Contracts of \$50,000 or Less
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting – February 25, 2003
4. Minutes of the Revitalization and Redevelopment Committee Meeting – February 25, 2003
5. Notification of Reservation of Sponsoring Partnerships and Revitalizing Communities Mortgage Funds from the Virginia Housing Development Authority
6. Expiration of the Chapel Acres Neighborhood Improvement Program and Conservation Plan (Mt. Vernon District) – *presentation by Deidre Ricks and brief discussion*
7. Monthly Affordable Dwelling Unit (ADU) Tracking Report - *Presentation by Gordon Goodlett and brief discussion. Chairman Egan announced that consideration of the ADU Policy was postponed to the April meeting because it was not reviewed by the Finance and P&D Committees. Those committee meetings were cancelled due to bad weather.*
8. Gum Springs Glen Historical Mural Project – *presentation by Elisa Johnson and brief discussion*
9. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – March, April and May 2003

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner McAloon, seconded by Commissioner Sellers, to adjourn the meeting at 10:55 p.m. A vote was taken and the motion carried unanimously.

(Seal)

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Conrad Egan, Chairman

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Paula C. Sampson, Assistant Secretary